

**An Ordinance Amending the Durham Unified Development Ordinance  
By Taking Property out of CN and RR; F/J-B Zoning District and  
Establishing the Same as CG(D) and RR(D); F/J-B District**

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1100015 and Voted on December 5, 2011 to approve the Zoning Map Change described herein.

Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of CN and RR; F/J-B Zoning and placing the same in and establishing the same as CG(D) and RR(D); F/J-B Zoning.

All property as follows, and to the centerlines of any adjoining public rights-of way:

***PROPOSED CG(D) ZONING DESCRIPTION***

*BEING ALL THAT PIECE OR PARCEL OF LAND LYING AND BEING  
SITUATED IN THE CITY OF DURHAM, COUNTY OF DURHAM AND STATE  
OF NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:*

*BEGINNING AT AN IRON PIPE SET ON THE WESTERN RIGHT-OF-WAY OF  
NC HIGHWAY 55, SAID POINT BEING THE NORTHEAST CORNER OF  
LANDS NOW OR FORMERLY OWNED BY VALTERRA HOLDINGS, LLC AND  
LISA O. KNOTT AS RECORDED IN DEED BOOK 3510, PAGE 872 IN THE  
DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID  
NORTHERN LINE NORTH 89°31'50" WEST 305.93 FEET TO A POINT;  
THENCE SOUTH 09°04'12" EAST 290.61 FEET TO A POINT ON THE  
SOUTHERN LINE OF LANDS NOW OR FORMERLY OWNED BY CAH  
HOLDINGS, LLC AS RECORDED IN DEED BOOK 5673, PAGE 005 IN THE  
DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID  
SOUTHERN LINE SOUTH 89°31'51" EAST 303.18 FEET TO AN EXISTING  
IRON PIPE ON THE WESTERN RIGHT-OF-WAY OF NC HIGHWAY 55;  
THENCE WITH SAID RIGHT-OF-WAY ALONG A SIMPLE CURVE TO THE  
LEFT HAVING A RADIUS OF 5,406.90 FEET, AN ARC LENGTH OF 291.12  
FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 09°36'18" EAST  
291.08 FEET TO THE TRUE POINT AND PLACE OF BEGINNING,  
CONTAINING 2.00 ACRES MORE OR LESS.*

*BEING A PORTION OF THE PROPERTY AS DESCRIBED IN DEED BOOK  
5845, PAGE 006 OF THE DURHAM COUNTY REGISTER OF DEEDS.*

***PROPOSED RR(D) ZONING DESCRIPTION***

*BEING ALL THAT PIECE OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF DURHAM, COUNTY OF DURHAM AND STATE OF NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCING AT AN IRON PIPE SET ON THE WESTERN RIGHT-OF-WAY OF NC HIGHWAY 55, SAID POINT BEING THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY VALTERRA HOLDINGS, LLC AND LISA O. KNOTT AS RECORDED IN DEED BOOK 3510, PAGE 872 IN THE DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN LINE NORTH 89°31'50" WEST 305.93 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 89°31'50" WEST 1,813.94 FEET TO AN EXISTING IRON PIPE ON THE EASTERN LINE OF LANDS NOW OR FORMERLY OWNED BY DURHAM PUBLIC SCHOOLS BOARD OF EDUCATION AS RECORDED IN DEED BOOK 1736, PAGE 594 IN THE DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN LINE NORTH 00°05'52" WEST 286.60 FEET TO A POINT ON THE SOUTHERN LINE OF LANDS NOW OR FORMERLY OWNED BY MELINDA B. MATTHEWS TRS AS RECORDED IN DEED BOOK 1794, PAGE 855 IN THE DURHAM COUNTY REGISTRY; THENCE ALONG ALONG WITH SAID SOUTHERN LINE SOUTH 89°31'51" EAST 1,768.61 FEET TO A POINT; THENCE SOUTH 09°04'12" EAST 290.61 FEET TO THE TRUE POINT AND PLACE OF BEGINNING, CONTAINING 11.78 ACRES MORE OR LESS.*

*BEING A PORTION OF THE PROPERTY AS DESCRIBED IN DEED BOOK 5845, PAGE 006 OF THE DURHAM COUNTY REGISTER OF DEEDS.*

**Section 3. This Ordinance shall be in full force and effect from and after its passage.**

**Section 4. All ordinances in conflict with this Ordinance are hereby repealed.**